



**GASCOIGNE  
HALMAN**

10 INGLETON CLOSE, HOLMES CHAPEL

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THE AREAS LEADING ESTATE AGENT

| £385,000

Situated on a large plot at the head of a cul-de-sac a three bedroom detached bungalow with gardens to three sides a garage and off road parking

Ingleton Close is a popular location being just off Coniston Drive in Holmes Chapel, a sought after development.

This particular property is located in a corner plot providing gardens to the front, side and rear.

As you enter you are greeted by a large welcoming hallway, the modern kitchen with its integrated appliances and ample storage leads to a dining area which in turn takes you to the living area with its electric fire centre piece. For added convenience is a utility with sink, space for appliances and also includes a WC.

All three bedrooms are situated at the back of the property with bedroom one having an en suite shower room and double doors opening out to the garden. Bedroom three also benefits from doors which slide open onto the paved outdoor patio area.

The private rear split level garden is mainly laid to lawn with patio area and plenty of mature shrubs and trees. Access to the garden can be made by gates from either side of the property and through the garage with its courtesy door. With ample off road parking this bungalow must be viewed to be appreciated.

Offered for sale with no onward chain.

#### DIRECTIONS

CW4 7LF - Ingleton Close

#### HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

#### LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

#### TENURE

Freehold

#### LOCAL AUTHORITY

Cheshire East Council Tax Band D

#### ENERGY PERFORMANCE RATING

EPC rating D

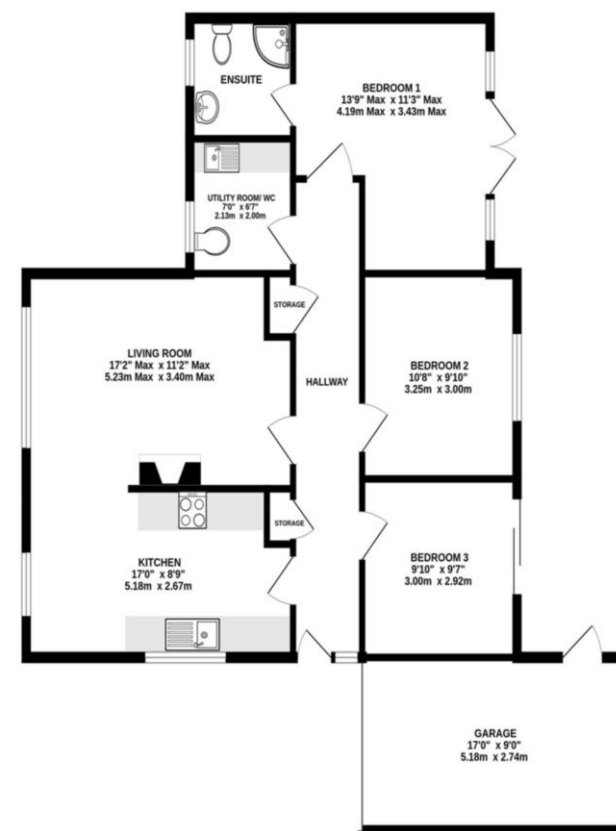
#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq ft. (95.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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